

**SNAPSHOT of HOME Program Performance--As of 03/31/09**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): Albany

State: NY

PJ's Total HOME Allocation Received: \$18,419,468

PJ's Size Grouping\*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	B	Overall
<b>Program Progress:</b>			PJs in State:	28			
% of Funds Committed	97.16 %	93.14 %	3	91.92 %	90		90
% of Funds Disbursed	96.08 %	77.31 %	1	82.65 %	99		98
Leveraging Ratio for Rental Activities	0.62	2.19	22	4.67	10		12
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	71.74 %	1	81.09 %	100		100
% of Completed CHDO Disbursements to All CHDO Reservations***	83.86 %	69.15 %	8	68.72 %	81		76
<b>Low-Income Benefit:</b>							
% of 0-50% AMI Renters to All Renters	80.92 %	80.16 %	14	79.93 %	40		40
% of 0-30% AMI Renters to All Renters***	30.43 %	49.19 %	18	44.94 %	24		25
<b>Lease-Up:</b>							
% of Occupied Rental Units to All Completed Rental Units***	98.79 %	95.98 %	14	94.87 %	51		50
<b>Overall Ranking:</b>			In State:	14 / 28	Nationally:	41	46
<b>HOME Cost Per Unit and Number of Completed Units:</b>							
Rental Unit	\$9,379	\$51,790		\$25,717	414	Units	30.30 %
Homebuyer Unit	\$14,337	\$15,031		\$14,669	689	Units	50.40 %
Homeowner-Rehab Unit	\$12,259	\$11,900		\$20,391	200	Units	14.60 %
TBRA Unit	\$295	\$4,396		\$3,201	64	Units	4.70 %

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Albany NY

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
<b>PJ:</b>	\$14,923	\$47,969	\$17,429
<b>State:*</b>	\$104,499	\$92,860	\$16,261
<b>National:**</b>	\$91,120	\$73,223	\$23,149

**CHDO Operating Expenses:**  
(% of allocation)

<b>PJ:</b>	<span style="border: 1px solid black; padding: 2px;">0.3</span> %
<b>National Avg:</b>	<span style="border: 1px solid black; padding: 2px;">1.1</span> %

**R.S. Means Cost Index:** 0.95

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
<b>RACE:</b>					<b>HOUSEHOLD TYPE:</b>				
White:	<span style="border: 1px solid black; padding: 2px;">32.5</span>	<span style="border: 1px solid black; padding: 2px;">31.1</span>	<span style="border: 1px solid black; padding: 2px;">36.5</span>	<span style="border: 1px solid black; padding: 2px;">7.8</span>	Single/Non-Elderly:	<span style="border: 1px solid black; padding: 2px;">55.3</span>	<span style="border: 1px solid black; padding: 2px;">36.5</span>	<span style="border: 1px solid black; padding: 2px;">26.5</span>	<span style="border: 1px solid black; padding: 2px;">45.3</span>
Black/African American:	<span style="border: 1px solid black; padding: 2px;">57.9</span>	<span style="border: 1px solid black; padding: 2px;">59.0</span>	<span style="border: 1px solid black; padding: 2px;">50.5</span>	<span style="border: 1px solid black; padding: 2px;">85.9</span>	Elderly:	<span style="border: 1px solid black; padding: 2px;">14.2</span>	<span style="border: 1px solid black; padding: 2px;">5.4</span>	<span style="border: 1px solid black; padding: 2px;">9.5</span>	<span style="border: 1px solid black; padding: 2px;">1.6</span>
Asian:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.7</span>	<span style="border: 1px solid black; padding: 2px;">2.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	Related/Single Parent:	<span style="border: 1px solid black; padding: 2px;">18.6</span>	<span style="border: 1px solid black; padding: 2px;">35.1</span>	<span style="border: 1px solid black; padding: 2px;">25.0</span>	<span style="border: 1px solid black; padding: 2px;">45.3</span>
American Indian/Alaska Native:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	Related/Two Parent:	<span style="border: 1px solid black; padding: 2px;">10.5</span>	<span style="border: 1px solid black; padding: 2px;">19.2</span>	<span style="border: 1px solid black; padding: 2px;">31.0</span>	<span style="border: 1px solid black; padding: 2px;">6.3</span>
Native Hawaiian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	Other:	<span style="border: 1px solid black; padding: 2px;">1.5</span>	<span style="border: 1px solid black; padding: 2px;">3.8</span>	<span style="border: 1px solid black; padding: 2px;">8.0</span>	<span style="border: 1px solid black; padding: 2px;">1.6</span>
American Indian/Alaska Native and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
Asian and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
Black/African American and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
American Indian/Alaska Native and Black:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
Other Multi Racial:	<span style="border: 1px solid black; padding: 2px;">1.0</span>	<span style="border: 1px solid black; padding: 2px;">1.2</span>	<span style="border: 1px solid black; padding: 2px;">1.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
Asian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">1.0</span>	<span style="border: 1px solid black; padding: 2px;">0.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
<b>ETHNICITY:</b>									
Hispanic	<span style="border: 1px solid black; padding: 2px;">7.6</span>	<span style="border: 1px solid black; padding: 2px;">7.3</span>	<span style="border: 1px solid black; padding: 2px;">10.0</span>	<span style="border: 1px solid black; padding: 2px;">6.3</span>					
<b>HOUSEHOLD SIZE:</b>					<b>SUPPLEMENTAL RENTAL ASSISTANCE:</b>				
1 Person:	<span style="border: 1px solid black; padding: 2px;">33.7</span>	<span style="border: 1px solid black; padding: 2px;">24.0</span>	<span style="border: 1px solid black; padding: 2px;">28.0</span>	<span style="border: 1px solid black; padding: 2px;">43.8</span>	Section 8:	<span style="border: 1px solid black; padding: 2px;">4.6</span>	<span style="border: 1px solid black; padding: 2px;">2.8</span> <sup>#</sup>		
2 Persons:	<span style="border: 1px solid black; padding: 2px;">21.0</span>	<span style="border: 1px solid black; padding: 2px;">21.4</span>	<span style="border: 1px solid black; padding: 2px;">22.5</span>	<span style="border: 1px solid black; padding: 2px;">21.9</span>	HOME TBRA:	<span style="border: 1px solid black; padding: 2px;">0.0</span>			
3 Persons:	<span style="border: 1px solid black; padding: 2px;">27.1</span>	<span style="border: 1px solid black; padding: 2px;">25.8</span>	<span style="border: 1px solid black; padding: 2px;">19.5</span>	<span style="border: 1px solid black; padding: 2px;">18.8</span>	Other:	<span style="border: 1px solid black; padding: 2px;">8.6</span>			
4 Persons:	<span style="border: 1px solid black; padding: 2px;">12.7</span>	<span style="border: 1px solid black; padding: 2px;">18.6</span>	<span style="border: 1px solid black; padding: 2px;">19.5</span>	<span style="border: 1px solid black; padding: 2px;">9.4</span>	No Assistance:	<span style="border: 1px solid black; padding: 2px;">86.8</span>			
5 Persons:	<span style="border: 1px solid black; padding: 2px;">4.4</span>	<span style="border: 1px solid black; padding: 2px;">7.3</span>	<span style="border: 1px solid black; padding: 2px;">7.0</span>	<span style="border: 1px solid black; padding: 2px;">6.3</span>					
6 Persons:	<span style="border: 1px solid black; padding: 2px;">1.0</span>	<span style="border: 1px solid black; padding: 2px;">1.9</span>	<span style="border: 1px solid black; padding: 2px;">3.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
7 Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.7</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
8 or more Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.3</span>	<span style="border: 1px solid black; padding: 2px;">0.5</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
					<b># of Section 504 Compliant Units / Completed Units Since 2001</b>				<span style="border: 1px solid black; padding: 2px;">2</span>

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM  
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Albany State: NY Group Rank: 41  
(Percentile)  
State Rank: 14 / 28 PJs Overall Rank: 46  
(Percentile)  
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	<b>100</b>	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	<b>83.86</b>	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	<b>80.92</b>	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	<b>98.79</b>	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	<b>1.81</b>	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

